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## SCHEDULE 3 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ3**.

### ESTATE 1

#### Land

The land is located at 81 to 125 Princess Highway Dandenong and is known as Estate 1. The land is bounded by Princes Highway to the north, the South Gippsland Freeway to the east, the Pakenham Railway line to the south, and the spare parts and accessories building of the General Motors Holden factory to the west.

Two precincts are defined for the land to be developed as the Estate 1 site and are referred to in this schedule: Map 1 to this schedule identifies the site and its precincts.

#### Purpose

- To facilitate the redevelopment of the Estate 1 site primarily for office, high tech industry, warehousing, light industry and logistics.
- To provide for the use of commercial and retail facilities to enhance the sites amenity and service workers on the site and the immediate surrounding community.
- To ensure that use and development provides for the protection of significant heritage features of the former General Motors Holden site.
- To develop land in accordance with the following precinct objectives:

#### Precinct A – High Tech Business and Industry Precinct

Precinct A provides for the use of land for office; industry; warehousing; and logistics.

#### Precinct B – Key Services Precinct

Precinct B encourages the use of land for office; daily services to support workers including: retail uses such as a supermarket; bank; hairdresser; food and drink premises; and postal services.

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#### Table of uses

##### Section 1 - Permit not required

USE	CONDITION
Car park	Must be associated with a Section 1 or Section 2 use on this site.
Convenience shop	Must be no more than two on the land as defined by this Schedule.
Electoral office	May be used for only 4 months prior to an election and 2 weeks following an election.

USE	CONDITION
<b>Emergency services facility</b>	Must be located in an area defined as Precinct A on the Comprehensive Development Plan.
<b>Food and drink premises</b>	
<b>Industry (other than Materials recycling, Refuse disposal, Refuse transfer station, or Rural industry)</b>	<p>Must not be a purpose shown within Note 1 or 2 in the Table at Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> <li>• The threshold distance, for a purpose listed in the table to Clause 52.10.</li> <li>• 30 metres, for a purpose not listed in the table to clause 52.10.</li> </ul> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> <li>• Transport of materials, goods, or commodities to and from the land.</li> <li>• Appearance of any stored goods or materials.</li> </ul> <p>Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit, or oil.</p>
<b>Informal outdoor recreation</b>	
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Road</b>	
<b>Mail centre</b>	Must be located in an area defined as Precinct A.
<b>Office</b>	<p>Must be associated with industry or warehouse uses located on the site.</p> <p>If not associated with industry or warehouse uses located on the site, the cumulative leasable floor area must not exceed 20,000m<sup>2</sup>, and have maximum single tenancy size of 8,000m<sup>2</sup>.</p>
<b>Postal agency</b>	Must be located in an area defined as Precinct B.
<b>Research centre</b>	
<b>Warehouse (other than Fuel depot, Shipping container storage)</b>	<p>Must not be a purpose shown within Note 1 or 2 in the Table at Clause 52.10.</p> <p>The land must be at least the following</p>

USE	CONDITION
	<p>distances from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> <li>• The threshold distance, for a purpose listed in the table to Clause 52.10.</li> <li>• 30 metres, for a purpose not listed in the table to clause 52.10.</li> </ul> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> <li>• Transport of materials, goods, or commodities to and from the land.</li> <li>• Appearance of any stored goods or materials.</li> <li>• Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit, or oil.</li> </ul>

**Section 2 - Permit required**

USE	CONDITION
<b>Caretakers house</b>	
<b>Child care centre</b>	Must meet the threshold distance specified in the table to Clause 52.10.
<b>Minor sports and recreation facility</b>	
<b>Place of assembly</b>	Must not be located in Precinct B.
<b>Retail premises (except Food and drink premises, Market, Postal Agency, Shop, Restricted retail premises, Trade supplies)</b>	Must be located in Precinct B.
<b>Restricted retail premises</b>	Must be in one occupation with a leasable floor area of at least 500m <sup>2</sup> .
<b>Shop (other than Convenience shop, Department store, Supermarket, Restricted retail premises, and Adult sex bookshop)</b>	The cumulative leasable floor area on the land identified by this schedule must not exceed 1,200m <sup>2</sup> .
<b>Supermarket</b>	<p>Must be located in Precinct B.</p> <p>Must be no more than one on the land as defined by this Schedule.</p>
<b>Trade supplies</b>	
<b>Transport terminal</b>	

USE	CONDITION
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Any use not in Section 1 or 3

**Section 3 - Prohibited**

USE
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- Accommodation (other than caretakers house)
- Adult sex bookshop
- Agriculture (except Animal keeping)
- Brothel
- Cemetery
- Crematorium
- Corrective institution
- Department Store
- Home occupation
- Hospital
- Market
- Major sports and recreation facility
- Motor racing track
- Materials recycling
- Mineral, stone, soil or geothermal energy extraction
- Nightclub
- Refuse disposal
- Refuse transfer station
- Rural industry
- Saleyard

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**Use of land**

- A use must meet the purpose of the relevant precinct specified in this schedule.
- A use must not adversely affect the amenity of the neighbourhood, including through the:
  - Transport of materials, goods, or commodities to and from the land.
  - Appearance of any stored goods or materials.
  - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit, or oil.

**Application requirements**

An application to use land must be accompanied by information, as appropriate:

- The purpose of the use and the type of activities which will be carried out.
- Retail use economic assessment.
- Relevant purposes of the site and precinct.
- The relationship between the proposed use and adjoining land.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the Dangerous Goods Act 1985 is required.
- The likely effects on adjoining land, including air-borne emissions and emissions to land and water.
- If an industry or warehouse, the type and quantity of goods to be stored, processed or produced.

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#### **Subdivision**

##### **Permit requirement**

A permit is required to subdivide land.

##### **Application requirements**

An application to subdivide land must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - Areas of subdivision, including any areas of common property.

##### **Exemption from notice and review**

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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#### **Buildings and works**

A permit is required to construct a building or construct or carry out works. This does not apply to buildings and works which:

- Rearrange, alter, renew or maintain plant if the area or height of the plant is not increased;
- The installation of an automatic teller machine;

- Comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge License, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970;
- Provide for a railway, road or tramway;
- Provide for informal outdoor recreation;
- Provide for a minor utility installation;
- Alter electrical or gas services or telephone lines;
- Alter plumbing services which do not affect the drainage of other land; or
- Install a temporary shed or temporary structure for construction purposes.

### **Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- An urban design written statement which must include details of:
  - The urban design and landscaping of the site, in the context of its surrounding area.
  - The provision of infrastructure on the site, and how the development relates to the overall infrastructure network of the area.
  - How the development provides for the conservation of and is compatible with buildings, areas or other places of scientific, aesthetic, architectural or historical importance where applicable.
  - Any proposed demolition.
  - The location, height, dimensions, design and floor area of all buildings and works.
  - Elevations detailing facade articulation and external materials, colours and finishes.
  - Proposed uses within all buildings.
  - Stages, if any, in which the land is to be developed.
  - Proposed vehicle (including motorcycle and bicycle) and Pedestrian, access and parking arrangements.
- A Traffic Impact and Engineering report.
- A Sustainable Development Assessment that sets out the key environmental initiatives proposed by the development.
- Where the proposed development is proposed adjacent to a Heritage Avenue, a Heritage Management Plan must be provided showing how all heritage elements are proposed to be treated or relocated.

### **Exemption from notice and review**

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

## **5.0**

### **Maintenance**

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All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

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**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- How the proposal responds to the relevant purposes of the zone and precinct.
- How the proposal responds to an approved development plan prepared for the site.
- How the design responds to the site topography through the layout of roads, and open space.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- How the proposal integrates public and private realms.

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**Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.

**8.0**

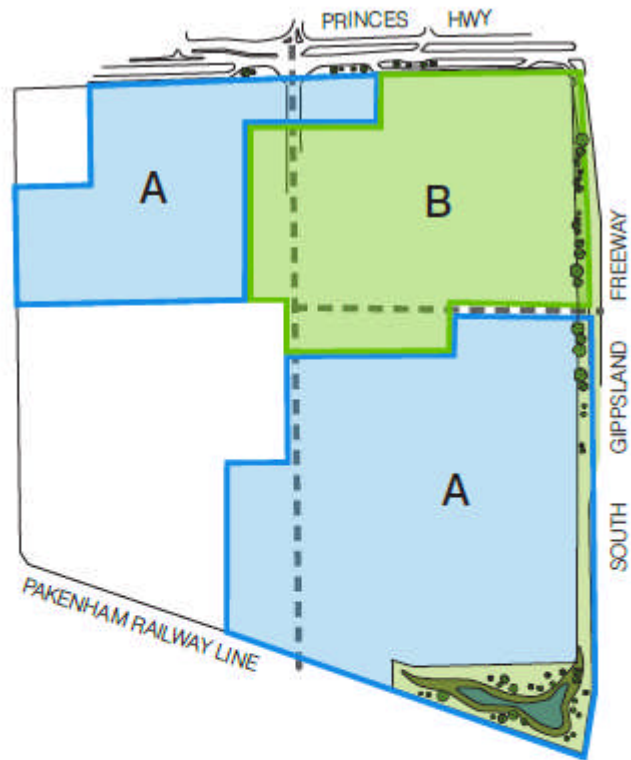
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**Environmental audits**

Before a sensitive use (residential use, child care centre, pre-school centre, primary school, education centre or informal outdoor recreation) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, the developer must obtain either;

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Map 1 to Schedule 3 of Clause 37.02



Estate One Precinct Plan

KEY

- A High Tech Business & Industry Precinct
- B Key Services Precinct
- Landscape Interface
- Heritage Avenues